State road, mile express depot, 60 miles and Central, few acres, all modern imements. 10 room house, set outhouses, ards, ponds, brook, sell half value house, it be bargain; big, cheap, wild farm, 175 s, farm buildings, water by gravity, sm, place for small pond, thrd good reat timber, uplands, clevation 1,000 ten miles from big village, mile off s road, located 40 miles out, estate sells of sere on road road, springs, good

properties, furnished or unfurnished,
BLAUVELT & MORRELL, INC.,
N. Y. the Oldest, Strongest and
Agency in glockland County.

hone Plermont 27.

SACRIFICE beautifut house, Berkshires; furnished, unfurnished; all modern improvements; garage, brook, five bedrooms; four acres; \$\frac{1}{2}\$ mile to station. Particulars HIRONS, Hillindale, N. Y.

Baratoga Springs, North Broadway; plot 50x150; residence, 16 rooms, 3 baths, electric light; parquet floors; brokers protected. SHAW, ROCKWELL & SANFORD, 1 W. 125th St. Tel. Harlem 8490.

00 ACRE FRUIT PARM—500 TREES, cres rich, tiliable; 14 room, painted resl-e; State road, near Hudson River; 7 is; \$8,000 part cash. SON FARM AGENCY, 480 5th av., N. Y.

TSON PARS AND CO. S. 53,000 CASH. Are money making dairy farm, near town of State road; 48 cows milling in fall; line has been \$1,000 monthly; splendidings; wealthy owner retiring; priod 1,000. BATSON FARM AGENCY. 480 5th

1,000 ACRES, GENTLEMAN'S ESTATE, finest section, near Mohawk Trail, consisting of a 200 acre dairy farm with a beautiful mansion, tenant houses, hot houses, modern barns, park, trout pond, 40 cows, 4 horses, poultry, machinery, &c.; also 800 acre prate game preserve, including 70 acres private mountain lake, trout streams, many million feet of timber; excellent hunting and fishing; place is worth \$1,000,000; sell foronly \$85,000. HANS EHMLER, Hoosick Falls, N. Y.

FIVE acre farm, bordering large lake; house furnished; barns, fruit; 2 miles Winches-ter; \$1,900; terms; farms everywhers. BATSON FARM AGENCY, 489 5th av., N. Y.

STAMFORD, CONN.-On Boston Post

camford, Conn. An altogether unique an elightful place. Price \$45,000. E. THOMF ON, box \$05, Stamford, Conn.

ALL YEAR NEARRY HOME.

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Induce out, 5 minutes station: views
; shore rights, harber anchorage; valhigh corner p.ot. 150x180; beautiful
shrubs, terrace, lawns

edding, Conn., attrac acres: all kinds fruit wner, R. D. 2, Danbury, Conn

FOR Sale-Farm of 78 acres, adjoining classic golf course, situated in most begutiful village in New Empland, with old Golonial home adjoining, also up to date farm of 322 acres with 3 houses; land all illiable and fertile to the highest degree; water in abundance. R 887 Herald, Fulton at.

GREENWICH, Conn—Wonderful opportunity for inn or select boarding house, due to death of owner; culck action necessary. ALBERT L. RICHARDSON.

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\*\*FOTEL for sale at a great sacrifice on account of the death of owner. Full capacity fusiness, with highest class clientele, paying large profity. Buildings in good condition. Feautiful grounds, shaded by fine old trees; for guest rooms; steam heat, electricity. Price \$25,000. Entire plant cannot be replaced for less than \$6,000.

JAS JAY SMITH CO., Lyme, Conn. SEVEN room lause, bathroom, cellar; or-chard, garden; spring water; beautifully situated; high ground; State road; easy dis-sance station; committation; bargain, sold immediately. Y 729 Herald, Fulton at.

5500 cash on excellent farm and home of 120 acres, well located high land; good 8 room house, large barn and outbuildings; 40 acres fertile fields, large pastures, abundant wood, 100 bearing fruit; trees, lots of grapes and small fruits \$2.500, \$500 first payment. TYSON'S AGENCY. Willimantic, Conn.

New Jersey-Sale or Rent.

A two family semi-detached fram, house; each house has six rooms, bath, gra, electricity, separate glassed porches; two car garage; plot 50x150; coal in fer winter; price for quick sale \$13.500; excalent residential section; photo and particulars on request; possession one house October 1. L 633 Heraid, 280 Broadway.

AN E .CEPTIONAL OFFER. AN F. CEPTION. ALL OFFICE.

Several rew houses, 30 minutes from Hudon Termins, in beautiful, restricted secnests, and seven rooms; every improvement; near station; large picts; 28,300 to
19,000; easy terms; would consider rentation recement; FRANK MILLER, 13 Park
ow. Barciay 8085.

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ALLENDALLE-House, 6 rooms, improvements; garage, fruit; 1 acre; wonderful argain; terms. House, 10 rooms, improvements; garage, stable; fruit; 'Acre; great crain; terms. Chicken piant, houses for 1,000 cletens; brooder house; house, 7 nooms, improvements; in fine condition; garage, stable; acreage fruit; terms; bargain, scDONALD, 1st at, Allendale.

ASTONISHING barrain; California bunga-low, modern improvements, & sere land, arrage, chicken coop, \$5.000, \$1,000 cabi; six com bouse, modern improvements, spacious grounds, ideal location, near station, \$5,200, ertin arranged, NCHOLSON CO., Lynd-

ALL-THE-YEAR HOME, 43 minutes to Times Squaie; beautiful 8 room house in beautiful Paltende; 50x100; every city convenience; little cash, easy terms; ask for photo and plans. HOKE, 5 Cortlandt st. Cortlandt 4472.

ATTRACTIVE, comfortable cut brownstone house; 11 rooms, 2 beths, parquet floors; in upper residential Hoboker; 20 minutes to Broadway, \$5,000 down, \$10,000 on mortage. Seen by appointment, Phone Hoboten 2208.

A SEASHORE BUNGALOW, \$100 CASH, balance mortgage, price \$3,750; five rooms, bath, large porch, open firednes in living room, gas, electric light, but built. H. M. HALLENBECK, Woolworth Bidg., Long

REAL ESTATE—OUT OF CITY.

ACCOUNT death, sacrifice all improved 7 room house; spacious grounds, shop, coops, fruit; \$5,800; \$1,000 eash; \$40 monthly; easy commuting; widower. R 904 Herald, Ful-AT Glen Gardner, N. J., 15 acres, cuitivated:

44.

<sup>o</sup> MOUNTAIN STATION, South Orange-New Colenial 8 room house, all improve-mits; \$21,500, on especially easy terms. O THOMPSON, 257 4th av., New York, Tel-aniorey 2161. ACREAGE tracts for development; hills Northern New Jarsey; section directly bere-fled by new bridge and tunnels; movement coming, buy now. ASARICE CHAPIN, 02

hardwood leteriar; het water heat; plei 199c;20; parklike grounds; choicest location in minutes station, 315,060, 60 N. Manle av. ALLENHITIST-Handsome 14 room, furnished contage, 3 baths; garage; \$15,000; 1922 renting list ready. HOVER, 212 Broadway, N. Y.

BEAUTIFUL HOME in beautiful Palisades; 50x100: 8 and bath, large reception hall, but lery, beamed ceilling dining room, massive stone fireplace, parquet fleors, ample clear stone fireplace, parquet fleors, ample clear stone fireplace, parquet fleors, ample clear the pointments; \$75 monthly on lease the stone fireplace, parquet fleors, ample clear the pointments; \$75 monthly on lease, east copper acreemed 20 ft, porch; interlocking weather strips and copper acreeme on all windows; chareness, schools, light schools; every city convenience; only 55 minutes to Times square. Basy terms; October occupancy SAM W. HOKE, 5 Corliand; at (Cortland; 4472), or 36 anderson av., Fallsade (Cliffeide 210).

BEAUTIFUL, new home, tax exempt, \$5,500; large plot; best location; all improvements, parquet floors on both floors; first floor trim natural hardwood, second floor with the parquet floors on both floors; first floor trim natural hardwood, second floor with the clearly basis; space in artic for rooms; beautifully decorated throughout; easy terms.

A. L. WATSON, 20 Park by Mathematical and the part of the stone of the provided state of the p

20 Park av., Rutherford, N. J. Tel. 200.

BEAUTIFUL HALF-ACRE PLOTS
on Mountain Ave.

Water, electricity, telephones, macadamized street long.

\$190 EACH.

EUGENE JOER-H. P. BECK CO.,
Real Estate Brokers,
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BOONTON-MOUNTAIN LAKES.
Best commuting suburban town.
Choice bonnes, farms, estatos;
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GEORGE W. BLANCHARD,
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Prices from \$5,000 to \$50,000.
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CLARENCE A. TAYLOR,
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ren et., N. Y. Cranford, N. J., or 79 War-Chanford-Elegan: 8 room house, 50:200; garage, gas, electricity; 5 minutes station; 85:000. Owner, 217 Wainut av., Cranford, N. J.

N. J.

COMMUTERS' FARMS-ABOUT \$5,000.

Many big barrains; send for pictures and letails. SLOGUM FARM AGENCY, 141 Bway.

After a normal cash payment you can be this home outright by investing your present rent; house contains large living room 1282; feet, diding room, breakfast nook, large, light kitchen, butler's pantry, 4 large bedrooms, tiled bethroom, ample closets and storage space, modern plumbing, heating and limper plumbing space, and the space of the space o

ENGLEWOOD.—Plot 114 ft., on Lafayette av. 144 ft. on ist st.: \$1,600 cash. Owner, T. BETTRIDGE, 18 Harrison place, Lynbrook, L. I.
HUHT acre farm, bungalow and barn, Pluckemin, N. J.: small payment, balance like rent. POTTER, 568 Linden av., Bilding for SALE—Fine old property in exclusive residential section of Plainfield, N. J.: briek lined house, eight rooms and bath; improvements, good repair; lot \$600200 caraze. trains; five minutes from country club; good. New York commuting train service; owner, leaving town, will sell at once for \$8,600. Phone Plainfield 1664J or write D., 1170 Woodland av., Plainfield, for interview. FOR Pent-October 1, Paisndes, opposite 118th st., Colonial residence, 8 rooms, 5 bedrooms, 2 bathrooms, sleeping porch; every improvement; dish washer; garage; select neighborhood; all night trolley; schools, churches; \$100. W. E. SAMMIS, 1 Liberty st.

orty st,

FOR SALE-Well built, comfortable house,
good order, S rooms, attle finished, improvements: plot 50x150, fruit and shade;
good neighborhood; 3 minutes walk from
D., L. and W. station; \$16,000. Address
Box 185, Chatham, N. J. Phone 655W.

MODERN 8 room residence, sleeping porch and all modern improvements, on large plot, grand view, shade and fruit trees, for rent, with option to buy, inquire 207 Leonia 2v., Leonia, N. J. Phone Leonia 715M.

MONTCLARR.—Out of town

REAL ESTATE-OUT OF CITY.

MODERN house, 7 rooms, illed bath, oak trim; gas, electricity, hot water heat, fireplace; lot 72x100, Mrs. EARL ATKINSON, Slocum av., Morsemers, N. J.

NEW JERSEY-The daintiest little house in all the Jersey hills, water rights on chain all the Jahas built for year round occu-

PLAINFIELD, N. J.—There is now an opportunity to lease from October 1, a most desirable property in Plainfield's best residential section, house is in superb condition, on fine lot and contains 12 rooms with 3 baths; hardwood finish throughout, hot water heat and all mostern appointments; private grange; price \$200 per month, can be seen by appointment. W. J. HAMMOND, 26 Bread \$1, New York day. Phone Broad 601.
PARK RIDGE, N. J.—25 miles from New York, main street, 2 minutes' walk from station; modern house, 9 large rooms, 2 car garage, large plot, facing two streets; price \$8,500; terms. R. A. STARK, Park Ridge, N. J. sirable property in Plainfield's best resided tall section; house is in superb condition, on fine lot and contains 12 rooms with 3 baths; hardwood finish throughout, not water heat and all modern appointments; private garage; price \$200 per month; can be seen by appointment. W. J. HAMMOND, 95 Broad \$31.

PARK RIDGE, N. J.—25 miles from New York, main street, 2 minutes' walk from station; modern house, 9 large rooms, 2 car garage, large plot, facing two streets; price \$8,500; terms. R. A. STARK, Park Ridge, N. J.

PHETTY home, 7 large rooms, bathroom, as modern improvements, best condition; lot Cox125; shade, shrubbery; 3 minutes' walk depot; \$7,500. OWNER, 247 East Ridge, wond sv. Ridgewood, N. J. Phone 1400.

POULTRY, AND FRUST PARMS, \$5,000.
Many big baraghas; send for pictures and details. SLOCUM FARM AGENCY, 141 Eway.

CRANFORD, N. J.—Why submit to profiteering inadiords when a fine country home, can be bought for \$2.000 cash \$2.000 ; possession.

CRESSKILL, N. J.—Why submit to profiteering inadiords when a fine country home, can be bought for \$7.000 reliated in the recovering steplace, eastering light, and accountry home, beautifully situated on high ground, all improvements, can be bought for \$7.000 reliated in the reliated on high ground, all improvements, can be bought for \$7.000 reliated in the reliated on high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements, can be bought for \$7.000 reliated in high ground, all improvements in the first wind provements in the first wind provements in the first wind provements

EAMSEY.—Attractive 5 room stucco cottage bath, electricity; 2 acres; \$5,250; easy terms; photographs, HOVER, 212 Bway New York New York.

RAMSEY—6 rooms and bath, all improvements; chicken house; fruit; plot 50x150; pres growth of the control of the con and houses, \$55 to \$150; charming 6 room nouses, \$5,000 to \$8,000; easy terms. HAPPY 4CMF FINCK, 214 Brond, Ellzabeth, 111352-WGCD-10 room cottage, furnace, gas, vater \$5,850. HOVER, 212 Bway, N. V.

ton; commuting; price \$3,500; cash, \$2,000. PALL DINDA, 461 8th av., room 215. BEVEN HORMS AND HATH AND BARNS. res, tilled, rich argricultural district, Elate road or 2 from main line Jer-iral Railroad; \$0,000. OWNER, 804,

sey Central Railroad; \$0,000. OWNER, 804, 61 Wall et.

BEVERAL choice lota, \$400 up; new houses, \$5,000 up; cary terms; small farms. JOHN FENNER, Dunelled, N. J.

8ACRIFICE—Towaco, 3 busgalows, 7 acres, \$8,800. ALFRED KUHLKE, 101 W. 25th. TO THE MAN WHO WILL PAY \$2,000 IMMEDIATELY I offer dainty home at less than two-thirds actual value. Pay the balance of \$0,500 about as you like, previded I get \$2,000 at once. The house is everything overy one expects in a new house, but seldongets. It is new, artistic and spacious, with everything new and modern. You won't have to spend a cent on it. Grounds are well shaded and on plot 100:100 feet, in the finest, healthlest, purely residential section, with ideal express commutation. You want a home at a right price. I want cash now. J. T. CAMPBBLL, Post Office Box 1107, City Hall Station, New York city.

provements: plot 502100, Fruit and shader good neighborhood; 3 minutes walk from D. L. and W. station; 310,000. Address Box 185, Chatham, N. J. Phone 635W.

Box 185, Chatham, N. J. Phone 635W.

FOR Sale.—Almost new 6 room house, bath, sleeping porch and sun parior; all improvements, steam heat; best location; plot 48:118; price 83.000. A. O. JACKSON, City Hall, Rutherford. Phone 320 R.

HIGH HEALTHPUL, POULDTRY FARM.

Mile from Lackswanna Station.

Near SIMMIT, N. J.

Improved 8-room dwelling; isying house for 1,200 birds, brooder house, colony houses, large barns; 600 head young laying stock; 8 areas shundant grapes, herries, fruit; established trade; splendid cogning.

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HASHROUCK HEIGHTS, 36 minutes out, well constructed, modern 7 rooms, bath; artistically decorated; beamed cellings, parquice floors, hardwood trim; every convensience; seam heat, gas, electricity, ranges, servens; fruit; strictly residential; low price to quick buyer.

RIBHL, 2 COLUMBUS CIRCLE, N. Y.

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ing boat terms, past cash, balance mortcare. Apply ALFRED SCHMIDT, 219 W.
first st.

MAPLEWOOD, N. J.—Choice residential section, advocant Eccent County Park; modern
Colonial house, eight rooms, three baths,
stean heat garage; am porch; large corner
out; fine hig trees; high location; price
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Colonial house, eight rooms, three baths,
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tine, divined the heat garage; and formation; libring
town New York; and vine; all 2d av., Reactio, N. J.
Townsylvania—very easy terms, fine
TATLOR, Jr., owner, 805 Mount Prospect
av., Newark, N. J.

Pennsylvania—Sale or Rent.

Pennsylvania—Sale or Ren

rent, with option to buy. Inquire for Leonia av., Leonia, N. J. Phone Leonia Ti.M.

MONTCLAIR.—Out of town owner encritices mountainside stucce residence, ten reoms, three baths; plot 100x200; \$17,300; unusual bargain. H. S. CONNOLLY & CO., opposite Lackawanna, Montclair.

MODERN home. 10 rooms; 2 tiled bath-rooms, garage; likeh grounds, 165x170; nena trains and trolley; cost \$18,000; will sacrifice. Phone Engiervood 1515.

MODERN EIGHT ROOM HOUSE; MAUDE L. BAILLARD, 15 West Still strength of the common control of the comm

REAL ESTATE-OUT OF CITY.

ATTRACTIVE tidewater farms and country homes on Chesapeale Hey and its beautifut it butaries; also fertile iniand farms. Hook let, "The Story the Camera Tells," free DINIE REALTY CO, Cambridge, Maryland

FOR RENT-Fine home, furnished, at New Rochelle; 11 rosms, 2 baths; 2 car garage; lease for year or two at \$250 per month to responsible party; no brokers. Write L. T., 619 Longacie Building.

NEW ROCHELLE — Beautifully furnished house, all modern improvements, sleeping porch, sun partor, four master befrooms, bath, maids rosms, bath, large living and ulining rosm, breakfast porch; immediate possession; seen any time; reasonable, 541 Webster av. Telephone 3291 New Rochelle. New Jersey.

NEW FLOOR-Eight rooms, bath, porch, improvements; country surroundings; S minutes station. \$75 monthly. VAN WINKLE CO., opposite station, Rutherford, N. J.

FREE rent in exchange for board for two; references required; refined adult family can secure attractive furnished eight room house; one hour out, on Pennsylvania Railrond, five minutes from station. Y 727 Herald, 280 Broadway.

SUBURBAN HOMES WANTED. REFINED young married Holland couple desire to sent furnished country house, 7

WANTED to purchase, modern house, 9 to
12 rooms; must be in Westchester county,
within forty minutes of Grand Central and
strictly up to date; will pay all cash if desired; possession any time before March.
am not an agent and will consider no letter
unless particulars regarding location and description of house are given. M 1434 Hgaid, Harlen.

WANTED for rent from October 1, 1921, to
June 1, 1922, furnished house, suburban to
New York and within easy commuting distance, having not less than 8 bedrooms and
5 baths; also garage attached. Address H.
B., P. O. box \$22, City Hall Station, New
York city.

WANT to rent, suburban home, 9 to 10

WANT to rent, suburban home, 9 to 10

WaNT to rent, suburban home, 9 to 10 rooms, 2 baths; grounds essential; Westchester county, New Haven R. R.; not over 1 hour's commuting; reasonable rental; occupancy September 20. D 720 Herald, 280 Broadway.

WANTED—Up to date furnished or unfurnished house, 8 or 7 rooms, suburban; convenient commuting; for immediate or October 1st occupancy. State full particulars. Box Y 644 Herald, Herald sq.

SUMMER RESIDENCES TO LET. New Hampshire.

NEW HAMPSHIRE—licautifully situated, artistically furnished cottage, bordering lake; 275 menth, Mrs. HOLCOMB, Tel. 2131 Circle, 1730 Breadway.

FARM PROPERTY. Long Island.

ATTENTION:—Circumstances force sacrification or the following force and following force and following following force and following foll

SHORE FRONT.

150 acres, over 4,000 feet highest class short frontage, on north side Long Island splenddily situated for private estate or high class development; long distance views of harbor and Sound; good location for golf course; highway on two sides. For particulars write or phone 442 Northport, L. I. H. HENSCHEL. HENSCHEL.

New York,

WIDOW SACRIFICES

55 acres, 30 in miling timber, mostly white oak; rest good fruit soil; 8 room house, necessary outbuildings; \$4,800 to quick buyer. HUDER & ZAHNER, Newburgh. Connecticut.

AT Ridgefield, Conn., on State highway to Danbury, farm of 46 acros, with dwelling house and outbuildings; attractively located for summer residence and farming; owner, removed to California, desires to sell. WM, R. KFELER, Ridgefield, or Henry A. Clark, Flushing, N. Y.

New Jersey.

COMPLETE fruit, poultry and general farm, between 10 and 11 acres, 500 bearing peach trees, 2 acres berries, cherries, apples, pears, nuts, grapes, asparagus: 9 room house, hot water heat, city gan; barn and general buildings; 1% inless from centre of Vineland, N. J. includes horse, wagons, tools, poultry. Widow must sell, Price \$7,200, 21,400 cash, Write for details, also our illustrated farm catalogue. BRAY & MACGEORGE, Vineland, N. J.

land, N. J.

CATALOGUE and map of New Jersey farms, also homes with acreage for commuters, sent free; Jersey means best markets, richest coll, finest roads, purcet air; write us good description of what you want: 200 bargains in north Jersey. ANDREWS FARM AGENCY, Box 4, 220 West 424 at.

50 MILES OUT. Beautiful section; 108 fer-tile acres; good 10 room brick house and outbuildings; real bargain, 88,000; terms, J. S. JAMISON, Pennington, N. J.

145 ACRES ON BILLTOP
AT CHATHAM, N. J.
Station I mile, lorge hard road frontage,
with electricity, tolephone and daily mall
selver; three country clubs convenient.
Peice 2000 an acre.
FUGENE JOHS-H. F. BFCK CO., Agents,
Lackswanna Mation, Summit, N. J. Miscellaneous.

FARMS for sale, catalogue free. STROUT FARM AGENCY, Hox F, 150 Nassau et. FARMS or acreage, large or small. L. W. VALENTINES, 273 4TH AV. SUMMER Hotels, Camp Sites on Lakes. DATSON PARM AGENCY, 489 5th av. Farms Wanted.

DASH buyers waiting—send your descriptions. BATSON FARM AGENCY, 489 5th av., N. Y. FOR SALE-Parm of 90 acres in Howard county, Md.; land in high state of cultiva-tion; fair buildings, sevelent crops, spiendial water, exceptionally healthy location; price 800 per acre. W. G. RUNKLISS, 185 Onk-land av., Trenton, N. J. An advertisement in the Lost and

REAL ESTATE TO EXCHANGE.

PREE and clear property in lively town within 50 minutes of New York city; lots

SUBURBAN HOMES TO LET AND FOR SALE.

Long Island.

Long Island.

GREAT NECK.

HOUSE for rent, month September, \$550, 10 rooms, 3 baths, on large plot, beautiful strounds; 2 minutes from golf links. Phone owner, between 10 and 3. Sunday, 118 Great Neck.

Westchester.

Westchester.

FOR RENT—Fine home, furnished, at New Rochelle: 11 rooms, 2 baths; 2 car garage; Reserved and Cash—20 cottages, nearby New Jersey, factory and warehouse, Newark, and Brooklyn factory; want apartments, wall flease for year or two at \$250 per month to responsible party; no brokers. With L. T.

MODERN house, communing distance; FREED.

MODERN house, communing distance; FREED.

vertising, 709 Broadway, New York.

WE WANT YOUN PROPERTY.
Many Years' Trading Experience.
City income, lots, factories, garages, apartent houses and one or two family dwellings; abo country estates, hotels, homes and farms. Tell us what you have and what you want. HARRY A. LEVINE, formerly Ghegan & Levine, 123 Kingston av., Brooklyn.

Brooklyn.

WILL exchange small loft building, Manhattan; net Income over \$6.000 yearly \$50,000; trade for country home withit commuting distance; prefer Westchester country; please give full particulars; offering from brokers invited. L 655 Herald, 286 from brokers invited. I. 655 Retails,
Bway,
95 acres fertile farm, Somerville section New
Jersey, with large building, implements
and furniture; \$15,000, free and clear, for
Brooklyn income. E. C. KETCHAM, 26
Cortland st., New York city.
\$70,000 worth of free and clear Brooklyn
lots and cash for good New York income,
with one mortgage, E. C. KETCHAM, 26
Cortlandt st., New York city.

A house wanted to leare, preferably wit option of purchasing; commuting distance of New York; give detailed information firs letter. L 672 Herald, 280 Broadway. A.-WANTED for cash, attractive investme property. GEO. BOWMAN, 115 West 42d

AMER. REALTY CO., 290 Broadway, buys choice Manhattan and Broax properties.

HARLEM RESIDENCES.

We will buy any residence in Harlem if price is right, and give quick action. JUDO-WET REALTY CO., World Building, New York. Beckman 8457. York. Heckman 8457.

INVESTOR will buy modern walkup in good location if cheap. T 156 Herald, Herald sq.

OWNERS, list your property with us for seiling leasing, collections, general management. TAITT & GREEN, 200 West 130th st. Phone Merningsite 4349.

SIN TO SEVEN ROOM NEW HOUSE ON LARGE LOT IN SURURBAN TOWN. MUST BE MODERN WITH EVERY IMPROVEMENT, INCLUDING GARAGE; NOT MORE THAN 30 MINUTES FROM HUDSON TERMINAL AND GOOD COMMUTING HOAD: HAVE CASH FOR RIGHT PROPOSITION, REPLY WITH ALL PARTICULARS. Y 335 HERALD, 16TH ST.

SMALL family degree 6 or 7 room suburban EMALL family dealers if or 7 room suburban house, year's leave, with option to buy, D 526 Horald, 280 B'way. WANTED-Nearby, all year small home; give liberal exchange, rood old fashloned farm 90 acres, benutify RIDGEFILLD,

give liberal exchange, good old fashloned farm 90 acres, beautiful RIDGEFIELD, CONN: large frontage State road; coesy farmhouse, 8 rooms, real Dutch oven and quaint fireplace; ideal to modernize; help cottage; farm baru; spring lake and trout brook; two hours by auto; delightful week end home; value \$13,000; FREE AND CLEAR; soil very eary terms.

E. II. PECK, care 8. Osgood Pell & Co., 17 W, 44th st., N. Y. Phone Vanderbilt 5610.
WANTED-

WANTED-Two three story houses, adjoining for alterations. Will pay cash. Most be chean

WANT New Rochelle or Pelham modern I: room stucco dwelling with garage. Ful

Lyndburst, N. J. DOUGLASTON, L. I.—Very choice plot, with 14 high trees, for sale, in Manor, 200 feet from water. ALEXANDER, Douglaston. Bayside 1871.

HOUSE in Long Island ciliage community, 6 rooms and bath, steam heat and slee. Bayside 1871.

HOURE in Long Island village community, 6 rooms and bath, steam heat and electricity, all improvements; magnificent view of bay and Sound; restricted and select. For particulars phone Bensonhurst 5382.

LONG ISLAND FARMS, 10 to 166 acres, \$3,500 up. Write Room 1112, 90 Cedar st., New York city.

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FACTORIES FOR RENT-18,000 square feet,
2 floors, 0.000 feet each, 2 bank vaults on
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Bradley Buildings, 11th et. and Vernon av.,
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IMMEDIATE POSSESSION-50,000 eq. ft.,
four story modern factory; light four sides;
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DESK room, Broadway and Leonard st., use of phone to receive calls; refinement. L 553 Heraid, 280 Broadway. DESK room to rent, \$15 monthly. Call before 11 A. M. MEYERS & CO., \$7 Nassaust, Cortlandt 4233. DESK WITH SERVICE, 141 BROADWAY, at Liberty st. Room 1701.

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137. acre strain and dairy farm; good land; all buildings in A No. 1 condition; ten reom liouse, with heat; large lake on farm; enough the from town on main highway; \$8,260, till from town; \$1,500 World first in the clara condition; seven room house; 15 miles from town; \$3,700.

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BEAUTIFULLY furnished office for rent, with reception room, phone and stenographic service. 733 Mctrbridge Bidge, 34th & Dway.

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High class, low price office space. 50 E.

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175 per month.

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FOR Sale—An exclusive specialty shop, com-pletely furnished. Plaza 2073. GROUND floor, in 40s, near 10th av., 50x 100; rent \$5,000 per year. FORSTER, 724 8th av. Phone Bryant 200. Found columns of THE NEW YORK HERALD effers a real possibility of COFT. Socioo, for manufacturing purposes ground floor and upper; good light, steam power. LUMB, 517 W. 45th st.

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LARGE store, 8th av., near Times square monthly \$300. J. C. FORSTER, 724 8th av MODERN office space or desk room, ma-logany furniture; also mall privilege, in-cluding service. Room 802, 1270 Broadway. cluding service. Room 802, 1270 Broadway.
OPFICES, high class building, Times Square
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BILTMORE REALTY CORP. TIMES BLDG.
PART loft to sublet, 30x50; 6th floor. 15
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STORE AND HASEMENT,

25x70, AND YARD.

Suitable any business, especially laundry;
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SPACE in doctor's office; part time; hotel
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TO MILLINERY TRADE.

20-41 West 38th at., in twelve story building near 6th av. one entire floor for rent; also half floor; light manufacturing permitted; rent very moderate. Apply FREDK FOX 50. INC., 297 Madison av. Phone 0540 anderbilt. WILL subjet very destrable office facing street, Townsend Bidge, 1123 B way: much reduced rent. Apply room 312.

6 WEST 49TH ST.-STORE AND PARLOR FLOOR, OR COMMINATION OF BOTH; LONG TERM LEASE; ALTERED TO SUIT TENANT.

IST ST., WEST, opposite Post Office-SIST ST. WEST, opposite Post Office-House, suitable alteration; 21 years' lease. FORSTER, 724 8th av. Bryant 200.

48TH ST., 109 WEST. FIETH AVE.—BWAY.
Desirable parior floor store; 20 foot show window; any high class business.

58TH ST, 229 W.—3d floor, 25x95 feet rent for business purpose; all improvements.

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STORE-PARLOR, 420 E. 92d, near ferrybusiness not depending upon neighborhood.
1914 PARK AV., corner 130th st.—Two storybuilding, size 20x75, with large snore,
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PORTER & CO., 159 W 125th st.

259-261 WEST 124TH. 8,500 square feet to lease; good business location. THOMAS P. FOWLER, 217 W. 125th. Phone Merningside 0612.

FOR LEASE—Warehouse at the Brooklyn Eastern District Terminal, 4 story concrete building, floor space 32,000 square feet net, railrend siding for 8 railrends at the door onone side, and rplendid facilities for loading trucks on two other sides; also fully equipped garage, 98x30, with machine shop overhead, 33½x30½.

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GARAGE to lease; 17,000 feet 227 St. Mark's av. Brooklyn.

LOFTS, 1,700 feet cach; steam heat, eleva-

Mark's av. Brooklyn.

LOFTS, 1,700 feet each; steam heat, elevator service. 172 Sands st., B'klyn. Borough of Bronx.

LIGHT lofts in new building, each 2,500 am 5,000 sq. ft., for light manufacturing located 147th st. near 3d av., the centre of The Bronx, convenient to all transit facili-ties; immediate possession. C. RIEGER'S SONS, 509 WILLIS AV. Phone Melrose 70.

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Desirable Broadway business corner apartment house, elegant location, great future: tores, 4, 5 and 6 rooms; rents over \$40,000 ov; price \$265,000; easy terms.

Also bargains in small property, taxpayers and business buildings. Will pay you to neetigate. tigate. H. T. WOOD, 220 BROADWAY.

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Renting Specialists, 429 dth av. BUSINESS PLACES WANTED. DUSINESS FLACES WANTED.

DINING room desired by experienced lady, private house, boarding occupant; privilege other boarders. T 202 Herald, Herald sq. HIGH class milliner wishes space with drossmaker, ladies' tailor, conseitere, lingerie, &c. Eox 7, 1329 3d av.

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Will, rent office and buy furniture, 20th at to 35d, anywhere near Brondway. J. BINS-WANGER, Budd Lake, N. J. HOUSES TO LET, FURNISHED.

ROWNSTONE house, lease, option buying; great sacrifice; apartments, furnished, un-

HOUSES WANTED-FURNISHED. WANTED for clients, small furnished houses for winter in Fifties and Murray Hill, DONALD CARR, 507 6th av.

HOUSES TO LET. UNFURNISHED. CORNELL 24 ROOMS. Near Columbia.
Suitable for school, sanitarium,
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Spacious grounds.
To lease for long term.
SLAWSON & HOBBS, 182 WEST 72D ST.

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UNFURNISHED HOUSE TO LET.
Beautin 6 room house, bath and garage,
all improvements; near station; rent \$85.
Inquire at 1014 110th st., Richmond Hill.
Phone Chelsea \$41.

SIX large rooms and bath, electric lights, parquet flooring, steam heat; garage if desired; 5 minutes walk to "L" and Penn. Station; rent \$80. Apply THOMAS DALY, foot Junction av, "L" station, Corona. Long Island.

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East, West Side.
APARTMENT RENTING CO.,
176 West 72d st.
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HEERFUL, light, 6 rooms, bath; comple furnished; modern, elevator apartm

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Three rooms, kitchen, all improvements.

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RIVERSIDE DRIVE, front, below 96th; six large rooms, library, bath, maid's tollet; completely furnished; ready for housekeeping; mould be seen by special ate possession; references essential; one month's security required; \$285 month. Lat 100 Herald, Herald square.

TWO handsomely furnished rooms and bath, suitable for one or two gentlemen, or four room apartment; handsomely furnished. Phone Academy 2310, apartment 3, facing beautiful washington Square, \$100 a month and up. HOTEL EARLE.

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DOCTOR'S OFFICE on West 70th st., between Broadway and West End Ave. telephon. Barclay 7957 for particulars.

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LINCOLN SQUARE ARCADE.
ABOUT 1,600 SQ. FT.; RENT \$1,800.
APPLY ROOM 203, 1047 BROADWAY.
PHONE COLUMBUS 1666.
OFFICE SPACE or desk room in unusually PHONE COLUMBUS 1666.
OFFICE SPACE or desk room in unusually STUDIO bidg to lease; long term: 67 West 30th st., near Columbus ax.; 4 stores, 30x100; 2 elevators vacant. Key and full particulars at SLAWSON & 4 HOBBS, 162 W. 726 st.
TSP, 52 W.—Three rooms, first floor; elevator, floorphysician or dentiat; alterations to suit tenants; possession September 1.

S,500 square feet to lease; good bustness

privileges, conveniences. SAND, Circle 2015. S2D ST., 34 E.—Exclusive apartments, between Park and Madison, combining comforts of home with advantages of best hotels; elevator, maid: meals served in apartment of the control of the

8 AND RATH. 110
STH ST. CORNER TH AV.
55TH ST. CORNER TH AV.
2 REGAL MODERN ELEVATOR
TMENT HOUSE. NEWLY FURED: MAID AND VALET SERVICE: 1
4 AND BATH. \$5 UP; 2 ROOMS AND
L, \$120 UP; REFERENCES REQUIRED.
COOPELATIVE AFARTMENTS for sale
duplex; 9 rooms, 3 baths, upper floor

REFERENCES RESOUTED.

RESTH ST., 140 W.—An apartment beautiful: richly and artistically furnished; five rooms in the most exclusive and centrally located dwelling in New York city; newly furnished from Hampton Shop; high class French and Italian furniture that will sult most artistic taste; Kermanshah rugs; Ampioo grand; owner going abread, will sell or rent at a sacrifice. Call on Sunday, Circle 4906, and week days, Fitzroy 870. Mrs. MOTT. .8TH, 108 W.—Decorator's beautiful spart-ments, 2 rooms, bath, service. 68TH ST., 1 West.—Exceptionally attractive, sunny corner apartment, furnished, 7 rooms, 2 baths, overlooking Central Park; now to October, 1922; seen any time, Apt. 3, south.

3. south.

GOTH, 220 W. (Apt. 5).—Lady will share small spartment with refined business woman; plain surroundings; alry, comfortable, wholesome; \$6 weekly. Call 6 to 8:30. GOTH ST., 121 W.—Very attractive 2 room apartment, amail kitchen; plane; third floor; \$150 per by the year, \$165 per for \$ nonths.

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Two and three room apartments, bath, citchenette; \$50-\$125; references required. 70TH, 135 W.—Remodelled house, attractively furnished; 2 rooms, kitchenette, bath;

lease.

72 ST., 344 W.—Nine room apartment, furnahed or unturnished. Apply G. A. or resident manager.

720 ST., 244 W.—Nine room apartment, unfurnished or furnished. Apply G. A. or resident manager.

720, 83 W.—ONE ROOM, RATH, APARTMENT, FULLY FURNISHED.

730, 133 E.—Seven rooms, fully furnished, plane; first floor west; \$135 by year. See supt., or Y 115 Herald, 18th st.

GRAMERCY PARK SECTION.

ATTRACTIVE BACHELOR APARTMENTS
TO LEASE, 2 ROOMS AND BATH.

70TH ST. (815 Park av.)—Most attractively furnished 8 large rooms, 3 baths, immediate possession or from October 1, for 1 or years' lease. Agent on premises.

75TH ST., 125 WEST.
DOCTON'S APAITMENTS.
Unusually large slik panelled waiting room and wood panelled consultation room, bath, parquet floors, &c.; electric light free; possession October 1. Supt. on premises.

75TH, 5 West.—Handsome two room apart-ment; leasu six months, longer. WRIGHT

offi, 175 W. Seven all light, fully fur-nished housekeeping apartments. Schuyler 82D, 54 WEST-Apartment, one room, 25x20, make two rooms if desired; most beautifully furnished, two day beds; recently altered; bath, kitchenette, steam heat, house and outside telephone; possession now or oct. 1; rent \$100.

SD ST., 60 W.-Two rooms, modern, well furnished spartment, bath, kitchenette; as to be a supple of the state of the s SaTH, 17 W.—Heautiful large room, private bath, kitchenette, \$22 weekly; reference, lefth ST., near Riverside Drive—Eleganily furnished parter floor; complete house-lecoling; \$2.400. Academy 3394.

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APARTMENTS-FURNISHED.

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FURNITURE and lease, modern 6 room apartment for sale; rent reasonable; large, light rooms, overlooking Riverside, near 1230 sig. 8 905 Herald, Fulton st.

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\*\*22 West 90th St.

Handsomely furnished studio apartments, corth light, overlooking Central Park, to tent for 6 to 7 months. Also furnished apartment of 3 rooms and bath for rent from October 1 for 7 to 12 months.

JAMES E. BALL, Manager.

HANDSOMELY furnished covers apartment, the relimination of the following studies. The session of the

rooms, bath, kitchen, furnished, opposite park; light, Janitress, Schuyler 6049.
515 West 110th St.—Eight unusually large, bright and airy rooms, two baths; elegantly furnished; unusual opportunity. Apartment 5A. Telephone 6062 Cathedral. Seen from 10 A. M. to 5 P. M.

1038 5TH AV.—Handsomely furnished quar-iers, with connecting bathroom, first floor apartment, for bachelor. Phone Lenox 1000.

possession now; rent \$3.000 per annum. Christians only; can be seen by applying to DAVENPORT REAL ESTATE COMPANY, Inc., corner Fulton and South Oxford sts., Brooklyn, N. Y.
FLATBUSH-Six large rooms, beautifully furnished, \$75; sell furniture \$900. Flatbush 6739.

HEIGHT'S, one block from 3 subways; 13 Jeralemon st.; one room and private bath nearly furnished, with service; nice people HOTEL EARLE.

TWO rooms and bath, furnished or unfur-lained; Knickerbocker Chambers, 825 7th av., a 53d st.; new building

UNUSUALLY attractive devator apartment, 7 rooms (elegantly fm.jnhed), 3 oaths; 86th st. near Riverside Drive, long lease if desired; 5000 per month, from Oct. 1 or sooner, references necessary. Y 649 Herald, 16th st.

THREE rooms; electric light, hot wafer

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APARTMENTS-UNFURNISHED. From Battery to 14th St., Inclusive.

ing room, fithing room, 5 master bedrooms, 3 master baths, 2 servants' rooms, kitchenic large elevator building; long or small lease, "el. Schuyler 3789.

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GTH AV., 824.—One or two rooms, kitchenette, bath; second rear apartment, with man. Phone 127 Chelsea, Apartment, 4 for appointment. 11TH ST., 64 and 82 West.—Firnished apartments. Rents \$75.

IITH JES West.—Elevator apartment, 67 rooms, 82,000-82,400; humediate possession. 20 EAST 48TH ST.—Two rooms, kitchenette, bath; second rear. Superintendent. 22D, 140 E.—Six rooms, 2 baths; housekeeping; \$1,080 per annum up; tear rooms and bath. 40 or three. CUNNEEN.

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Solution to the phone Schuyler 3788.

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CHAPMAN. be seen Monday after 12.

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ATTRACTIVE apartment, 7 rooms and 2 baths, entirely redecorated. Apply premises, 66 W. 56th st., New York city, between 1 and 2 P. M., or WM. D. BLOODGOOD & CO., INC., Pridge-Plaza, Long Island City. Astoria 1695, ATTENTION! VISITORS TO THE CITY. Choicest Park av. apartments immediately available; short leases: highest references becomery. C. H. THOMAS, 21 E. 40th st. Plaza 4289.

TED.

BATH, \$120 UP, REFERENCES REQUIRED.

57TH ST. \$40 WEST.

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HOUSE, NEWLY FURNISHED: MAID

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HOUSE, NEWLY FURNISHED: MAID

HOUSE, NEWLY FURNISHED: MAID

AND VALET SERVICE: TWO AND THREE

ROUMS AND RATH, \$20 WEEKLY UP:

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REFERENCES REQUIRED. ORAMERCY PARK.
Very attractive three rooms, kitchenette, bathroom; being decorated; in exclusive apartment; rent \$1,800, from September 1 or thereafter. 78 Irving place, corner 19th st. LEXINGTON AV., 647 (near 54th).—Fou bright rooms and bath; real kitchen; al improvements; \$100-\$110; references required PARTIES of well known social and business estanding, having purchased old but extremely comfortable elevator building (Seventies), sell few 6, 7, 9, 11 room apartment, encluding ground floer apartment, especially adapted for physician, on terms with small initial payment materially reducing rent; references required. Phone Murray Hill 6746. RUTHERFORD PLACE, 3 (facing Stuy-vesant Park).—Single flat, 6 rooms; rent \$120. Apply 10-11 or 1-2. STUDIO apartments, large skylight, 124 West 48th st., 4 rooms and bath, steam heat, hot water; rent \$125. FOLSOM BROS., INC., 127 East 34th st.

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SPTH, 146 East.—Living room, with fireplace and alcove, bedroom and bath; good closetts; excellent meal service and maid service.

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TWO ROOMS AND BATH.

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34TH ST., 117 E.—Three new apartments, two rooms, kirchenette and bath ench; new decorations; \$125 month; one at \$75. FOLSOM BROTHERS, 127 E. 34th st.

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47TH, 210 W. Westover Court).—Bacheler apartments, high class; hotel service; a meals. See resident manager. Bryant 3860.

46TH ST., 43 West—Two exceptionally large rooms, with kitchenette and bath; electric light; rental \$100 per month; reasonable offer considered. MORRIS C. HAMEL, 1920 Brondway. Phone Columbus 4524.

47 WEST R2D ST.—FOUR ROOMS, KITCH—BN. TWO BATHS. FOR LEASE.

52D, 34 E.—Stendiscon apprisons. SEC. 34 E.—Succhisive apartments, between Fark and Madison, combining comforts of, home with advantages of best hotels; ele-vator, maid, meals served in apartments if decired; one room and bath to entire floor, with complete kitchen; \$225 to \$600; pos-cession new or Oct, 1; also furnished apart-ments. Phone Plaza 2071.

kluchen, elevator. Circle 6897, before 12. 57TH, 327 WEST.—Two extra large rooms; buth and all improvements; strictly modern. J. K. MOORS, 315 W. 57th. Col. 8888 and 2054.

2 rooms, bath, heat, hot water, electricity, J. K. MOORS, 315 W. 57th. Col. 8888 and 2054.